

Landowner Specific Narrative Summary
James L. Fribley and James W. Fribley

To date, ATXI has been unsuccessful in obtaining an easement from Mr. James L. Fribley and James W. Fribley. The Fribleys own two parcels, together totaling approximately 76 acres along the Pana to Mt. Zion segment of the Project in Christian County, Illinois. The property at issue has been designated internally as A_ILRP_PZ_CH_123_ROW and A_ILRP_PZ_CH_127_ROW. As summarized on ATXI Exhibit 2.1, as of January 12, 2015, ATXI has contacted, or attempted to contact, Mr. James L. Fribley or his son, James W. Fribley, on approximately 48 occasions, including 35 emails, 4 letters, 6 phone calls and 3 voicemails. Mr. Fribley's son, James W. Fribley, is a part-owner of the property, and a lawyer, and has been assisting his father in negotiations with ATXI.

A CLS land agent initiated contact with Mr. Fribley in late June 2014, and Mr. Fribley asked the agent to send all documents to his son. The agent communicated with James W. Fribley by email in late June and early July, answering questions about the general purpose and use of the easement. On July 21st, the agent spoke with James W. Fribley by phone. Mr. Fribley informed the agent that the crop yields on the property were higher than those reflected on the calculation sheet, and that the per-acre price for the land subject to the easement was too low. The agent requested documentation of the actual yields, and informed Mr. Fribley that ATXI would consider sales of comparable properties or a new appraisal in negotiating the per-acre price. Mr. Fribley also expressed concern regarding unauthorized use of land outside the easement area. In response to this concern, the agent discussed the AIMA.

The agent reached out to James W. Fribley several times over the next month, and the two scheduled a phone call on August 30th. During that phone call, Mr. Fribley asked that the AIMA become part of the easement agreement, and informed the agent that the Fribleys intended to get an appraisal of their property. ATXI responded with a confidential settlement agreement

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James L. Fibley and James W. Fibley

that addressed Mr. Fibley's concerns.

In October of 2014, Mr. Fibley requested that the agent stake the pole location on his property, which ATXI did. ATXI has continued to follow-up with Mr. Fibley by requesting the promised appraisal and crop receipts, and by providing pole structure information. Recent attempts by the land agent to schedule a meeting to discuss any remaining issues have not been successful, and ATXI has not received the Fibley's appraisal or any information regarding comparable sales.

Despite the extensive negotiations, which included 48 contacts over sever months with these landowners, the parties have not been able to reach agreement. ATXI will continue to negotiate with the Fibleys, but given the extended nature of these negotiations, a voluntary agreement in the time frame supportive of this line segment's in-service date is not expected.

Christian County, IL

Christian County, Illinois

Tax ID: 01-20-24-300-001-00



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

Route Adjacent Tracts
Tracts Section Boundary

0 145 290 580 870 Feet

James L. Fribley

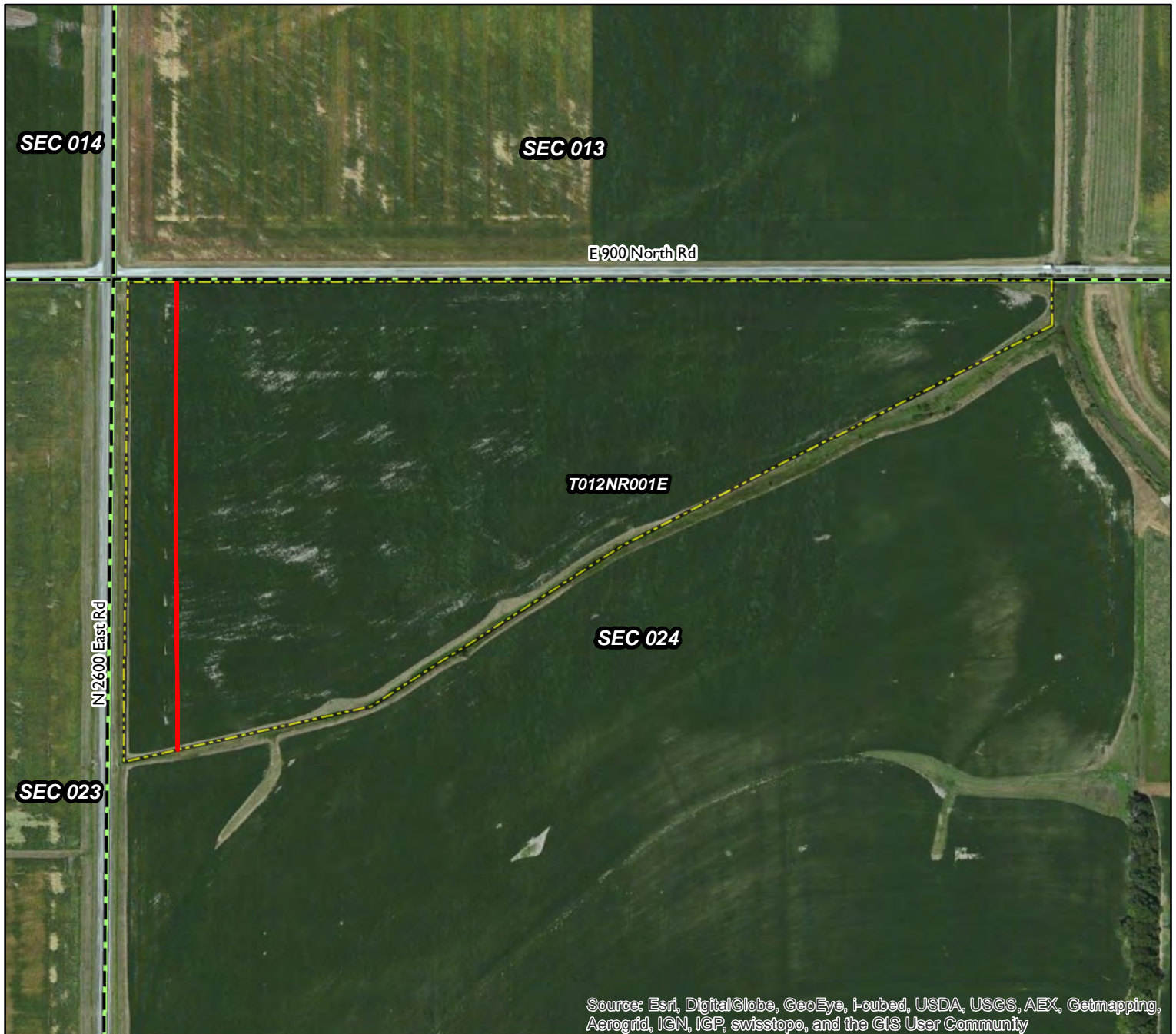
Tract No.:A_ILRP_PZ_CH_123

Date: 7/25/2014

Christian County, IL

Christian County, Illinois

Tax ID: 01-20-24-100-001-00



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

Route Adjacent Tracts
Tracts Section Boundary

0 130 260 520 780 Feet

James L. Fribley

Tract No.:A_ILRP_PZ_CH_127

Date: 7/25/2014

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent BB
2. Initial appointment set for 7/21/14 BB
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting BB
4. Prepare and review Acquisition documents and maps BB
5. Provide landowner with business card and show Ameren ID badge □
phone meeting
6. Ask the landowner they received the 14 day letter: BB
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project BB
8. Discuss routing and how it affects landowner: BB
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer BB
10. Discuss subordination of mortgage, if applicable □
11. Complete Construction Questionnaire, including name of tenant, if applicable □
12. Provide EMF brochure, if requested □
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable BB
14. Agent Name (Print and Sign) Bill Blackmore □
Bill Blackmore

EXHIBIT "A"

TRACT 1

A 0.619 ACRE TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE 3RD PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT II IN DEED TO JAMES L. FRIBLEY, RECORDED IN DOCUMENT NO. 2005R06179 OF THE DEED RECORDS OF CHRISTIAN COUNTY, ILLINOIS (D.R.C.C.I.) AND DESCRIBED AS PARCEL II IN DEED TO JAMES L. FRIBLEY, RECORDED IN DOCUMENT NO. 2011R04610, D.R.C.C.I. AND DESCRIBED AS TRACT 2 IN LAST WILL AND TESTAMENT TO JAMES L. FRIBLEY, AS TO A LIFE ESTATE AND REMAINDER INTEREST TO JAMES W. FRIBLEY, RECORDED IN CAUSE NO. 07-P-19 OF THE COURT RECORDS OF CHRISTIAN, COUNTY ILLINOIS AND DESCRIBED AS TRACT 1 IN DEED TO JAMES W. FRIBLEY, RECORDED IN DOCUMENT NO. 2013R02690, D.R.C.C.I. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 51 (VARIABLE WIDTH RIGHT-OF-WAY) AND THE COMMON LINE OF SAID TRACT II AND A TRACT OF LAND DESCRIBED IN DEED TO GRACE FRIBLEY TRUST, RECORDED IN DOCUMENT NO. 2002R05451, D.R.C.C.I. AND IN DEED TO BEN FRIBLEY, SUCCESSOR TRUSTEE AS REFERENCED IN DOCUMENT NO. 2012R04415, D.R.C.C.I., FROM WHICH A 1/2-IRON ROD FOUND IN SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AT A SOUTHWESTERLY INTERIOR ELL CORNER OF SAID GRACE FRIBLEY TRACT BEARS NORTH 03 DEGREES 18 MINUTES 29 SECONDS EAST, A DISTANCE OF 18.79 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1019928.66, E:783699.53;

THENCE NORTH 47 DEGREES 14 MINUTES 23 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 68.85 FEET TO A POINT FOR CORNER;

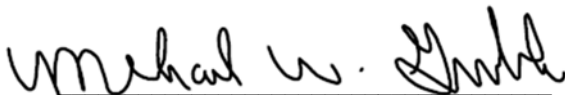
THENCE NORTH 56 DEGREES 16 MINUTES 06 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 55.33 FEET TO A POINT FOR CORNER;

THENCE SOUTH 01 DEGREES 40 MINUTES 13 SECONDS WEST, LEAVING SAID COMMON LINE, A DISTANCE OF 314.05 FEET TO A POINT FOR CORNER IN SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, FROM WHICH A PK NAIL FOUND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 BEARS SOUTH 88 DEGREES 17 MINUTES 20 SECOND EAST, A DISTANCE OF 2,382.09 FEET;

THENCE NORTH 88 DEGREES 58 MINUTES 12 SECONDS WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.99 FEET TO THE SOUTHWEST CORNER OF SAID TRACT II;

THENCE NORTH 03 DEGREES 18 MINUTES 29 SECONDS EAST, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 235.02 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 26,959 SQUARE FEET OR 0.619 OF AN ACRE OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



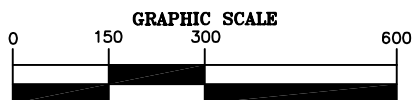
MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 10/24/2014



EXHIBIT "A"

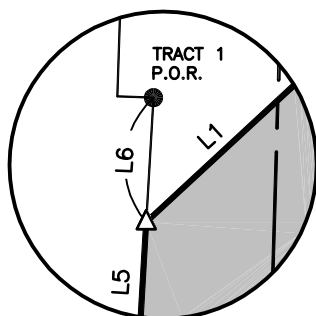
TRACT 1



(IN FEET)

1 INCH = 300 FT

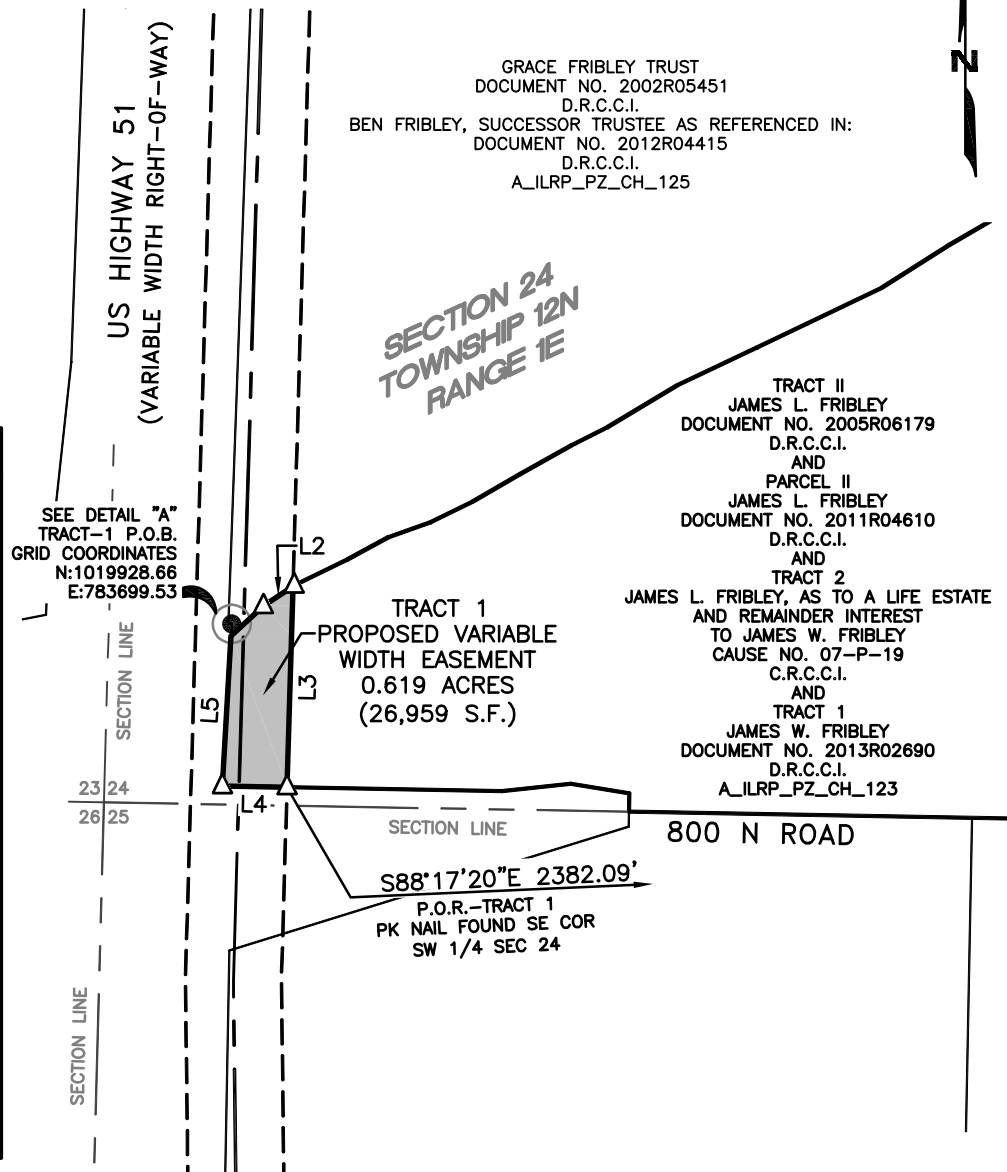
DETAIL "A"



(NOT TO SCALE)

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N47°14'23"E	68.85'
L2	N56°16'06"E	55.33'
L3	S01°40'13"W	314.05'
L4	N88°58'12"W	100.99'
L5	N03°18'29"E	235.02'
L6	N03°18'29"E	18.79'
L7	S01°24'10"W	461.62'
L8	S00°45'54"W	687.85'
L9	S78°26'18"W	59.47'
L10	S82°34'45"W	25.34'
L11	N00°16'04"E	1.82'
L12	N01°02'08"E	1134.05'
L13	N70°57'21"E	88.20'

SEE DETAIL "A"
TRACT-1 P.O.B.
GRID COORDINATES
N:1019928.66
E:783699.53



TRACT II
JAMES L. FRIBLEY
DOCUMENT NO. 2005R06179
D.R.C.C.I.

AND
PARCEL II
JAMES L. FRIBLEY
DOCUMENT NO. 2011R04610
D.R.C.C.I.

TRACT 2
JAMES L. FRIBLEY, AS TO A LIFE ESTATE
AND REMAINDER INTEREST
TO JAMES W. FRIBLEY
CAUSE NO. 07-P-19
C.R.C.C.I.
AND
TRACT 1
JAMES W. FRIBLEY
DOCUMENT NO. 2013R02690
D.R.C.C.I.
A_ILRP_PZ_CH_123

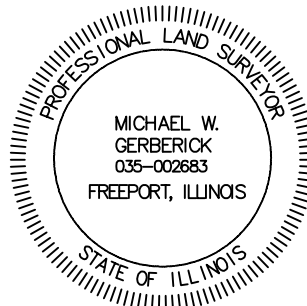
LEGEND

C.R.C.C.I. COURT RECORDS
CHRISTIAN COUNTY, ILLINOIS
D.R.C.C.I. DEED RECORDS
CHRISTIAN COUNTY, ILLINOIS
P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE

1/2" IRON ROD FOUND
CALCULATED POINT

TYPICAL SECTION CORNER

SECTION LINE
SUBJECT PROPERTY LINE
PROPERTY LINE
PROPOSED EASEMENT CENTERLINE
PROPOSED EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

- THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
- REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 05

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 10/24/2014
SCALE: 1"=300'
TRACT ID: A_ILRP_PZ_CH_123
DRAWN BY: LCA



150' TRANSMISSION
LINE EASEMENT
PANA TO MT. ZION
SECTION 24, TOWNSHIP 12 NORTH, RANGE 1 EAST
OF THE 3RD PRINCIPAL MERIDIAN
CHRISTIAN COUNTY, ILLINOIS

EXHIBIT "A"

TRACT 2

A 2.138 ACRE TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE 3RD PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT I IN DEED TO JAMES L. FRIBLEY, RECORDED IN DOCUMENT NO. 2005R06179 OF THE DEED RECORDS OF CHRISTIAN COUNTY, ILLINOIS (D.R.C.C.I.) AND DESCRIBED AS PARCEL I IN DEED TO JAMES L. FRIBLEY, RECORDED IN DOCUMENT NO. 2011R04610, D.R.C.C.I. AND DESCRIBED AS TRACT 1 IN LAST WILL AND TESTAMENT TO JAMES L. FRIBLEY, AS TO A LIFE ESTATE AND REMAINDER INTEREST TO JAMES W. FRIBLEY, RECORDED IN CAUSE NO. 07-P-19 OF THE COURT RECORDS OF CHRISTIAN COUNTY, ILLINOIS AND DESCRIBED AS TRACT 2 IN DEED TO JAMES W. FRIBLEY, RECORDED IN DOCUMENT NO. 2013R02690, D.R.C.C.I. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 51 (VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 1/2-INCH IRON ROD WITH A YELLOW CAP FOUND AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 BEARS NORTH 89 DEGREES 09 MINUTES 46 SECONDS EAST, A DISTANCE OF 2400.28 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1024936.06, E:783909.25;

THENCE SOUTH 01 DEGREES 24 MINUTES 10 SECONDS WEST, LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 461.62 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 45 MINUTES 54 SECONDS WEST, A DISTANCE OF 687.85 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID TRACT 1 AND A TRACT OF LAND DESCRIBED IN DEED TO GRACE FRIBLEY TRUST, RECORDED IN DOCUMENT NO. 2002R05451, D.R.C.C.I. AND IN DEED TO BEN FRIBLEY, SUCCESSOR TRUSTEE, AS REFERENCED IN DOCUMENT NO. 2012R04415, D.R.C.C.I., FROM WHICH A 1/2-INCH IRON ROD WITH A YELLOW CAP STAMPED "IDOT DISTRICT #6 FOUND AT THE EAST 1/4 CORNER OF SAID SECTION 24 BEARS SOUTH 73 DEGREES 03 MINUTES 35 SECONDS EAST, A DISTANCE OF 5,241.52 FEET;

THENCE SOUTH 78 DEGREES 26 MINUTES 18 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 59.47 FEET TO A POINT FOR CORNER;

THENCE SOUTH 82 DEGREES 34 MINUTES 45 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 25.34 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE;

THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

NORTH 00 DEGREES 16 MINUTES 04 SECONDS EAST, A DISTANCE OF 1.82 FEET TO A POINT FOR CORNER;

NORTH 01 DEGREES 02 MINUTES 08 SECONDS EAST, A DISTANCE OF 1,134.05 FEET TO A POINT FOR CORNER;

AMEREN TRANSMISSION
ILLINOIS RIVERS PROJECT
PANA TO MT. ZION
345 KV TRANSMISSION LINE

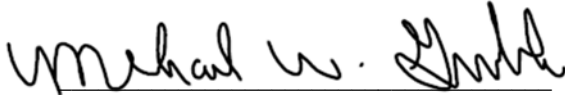
ATXI Exhibit 2.3

Part A
A_ILRP_PZ_CH_123
Page 9 of 10
SAM Job No. 32359
Page 4 of 5

EXHIBIT "A"

NORTH 70 DEGREES 57 MINUTES 21 SECONDS EAST, A DISTANCE OF 88.20 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 93,113 SQUARE FEET OR 2.138 ACRES OF LAND, MORE OR LESS.

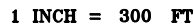
BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



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DESIGN FIRM LICENSE NO. 184.006475

DATE: 10/24/2014





TRACT 2



150' TRANSMISSION
LINE EASEMENT
PANA TO MT. ZION
SECTION 24, TOWNSHIP 12 NORTH, RANGE 1 EAST
OF THE 3RD PRINCIPAL MERIDIAN
CHRISTIAN COUNTY, ILLINOIS